



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
DEERWOOD LAKES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF WALLER §

The undersigned, being the President of Deerwood Lakes Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Deerwood Lakes.
2. Name of Association: The name of the Association is Deerwood Lakes Association, Inc.
3. Recording Data for the Subdivision:
 - a. Deerwood Lakes, Section I, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 231, Page 133 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Deerwood Lakes, Section II, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 231, Page 132 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Deerwood Lakes, Section III, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 231, Page 134 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Deerwood Lakes, Section IV, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 235, Page 605 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Deerwood Lakes, Section V, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 235, Page 682 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Deerwood Lakes, Section VI, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 235, Page 684 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Deerwood Lakes, Section VII, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 236, Page 157 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Deerwood East, Section I, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 235, Page 684 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Deerwood East, Section II, III and IV, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 237, Pages 370, 373-375 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Amended Restrictions Deerwood Lakes, Sections, I, II and III.
 - (2) Amended Declaration of Restrictions Deerwood Lakes Sections I, II and III.
 - (3) Restrictions Lots One through Twenty-One, Block One Deerwood Lakes, Section IV.
 - (4) Amended Declaration of Restrictions Deerwood Lakes Block One (1), Lots One (1) through Twenty-One (21), Deerwood Lakes, Section IV.
 - (5) Restrictions Deerwood Lakes, Sections IV, V and VI.
 - (6) Amended Declaration of Restrictions Deerwood Lakes Sections IV, V and VI.
 - (7) Restrictions Deerwood Lakes, Section VII.
 - (8) Amended Declaration of Restrictions Deerwood Lakes Section VII.
 - (9) Restrictions Deerwood East, Section I, Block 2, 3 and 4.
 - (10) Amended Declaration of Restrictions Deerwood East, Section I, Block 1, and Sections II, III and IV, Save and Except Block 1, Section IV.
 - (11) Amended Declaration of Restrictions Deerwood East, Section I, Blocks 2, 3 and 4.

- (12) Restriction Deerwood East Three (3) Commercial Lots in Block 3, and all of Block 5, Section I and all of Block 1, Section IV.
- (13) Amended Declaration of Restrictions Deerwood East, Three (3) Commercial Lots in Block 3, and all of Block 5, Section I, and all of Block 1, Section IV.

b. Recording Information:

- (1) Volume 236, Page 99, *et seq.* in the Deed Records of Waller County, Texas.
- (2) Volume 992, Page 661, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.
- (3) Volume 236, Page 33, *et seq.* in the Deed Records of Waller County, Texas.
- (4) Volume 992, Page 740, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.
- (5) Volume 236, Page 49, *et seq.* in the Deed Records of Waller County, Texas.
- (6) Volume 992, Page 724, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.
- (7) Volume 236, Page 187, *et seq.* in the Deed Records of Waller County, Texas.
- (8) Volume 992, Page 677, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.
- (9) Volume 237, Page 489, *et seq.* in the Deed Records of Waller County, Texas.
- (10) Volume 992, Page 692, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.
- (11) Volume 992, Page 708, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.
- (12) Volume 237, Page 507, *et seq.* in the Deed Records of Waller County, Texas.
- (13) Volume 992, Page 757, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Deerwood Lakes Association, Inc., 26073 Deerwood Drive, Hempstead, Texas 77445.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Lillian Kaiser c/o Deerwood Lakes Association, Inc. Address: 26073 Deerwood Drive, Hempstead, Texas 77445. Phone No.: 979.826.4444. Email Address: president@deerwoodlakesassociation.org.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.deerwoodlakesassociation.org.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 250.00
Resale Certificate Update Fee	\$ 50.00
Transfer Fee	\$ 100.00
Refinance Fee	\$ 50.00
Rush Fee	\$ 50.00

EXECUTED on this 29th day of December, 2021.

DEERWOOD LAKES ASSOCIATION, INC.

By: Lillian R. Kaiser

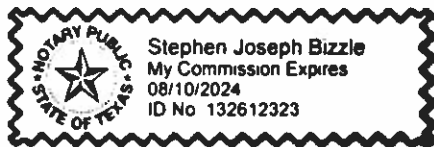
Printed: Lillian R. Kaiser

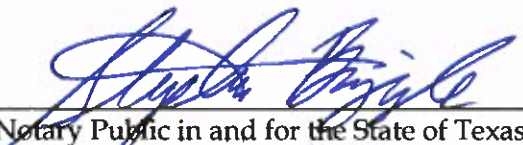
Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Waller §

BEFORE ME, the undersigned notary public, on this 29th day of December, 2021 personally appeared Lillian Kaiser, President for Deerwood Lakes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 2115379

Filing and Recording Date: 12/29/2021 01:14:11 PM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To:
LILLIAN KAISER